

RIGBY & MARCHANT

Bonchurch Road, W10

A modern three bedroom townhouse with private walled garden, balcony and secure underground parking for two cars situated moments from Portobello and Golborne Road.



Bonchurch Road, W10

£1,850,000

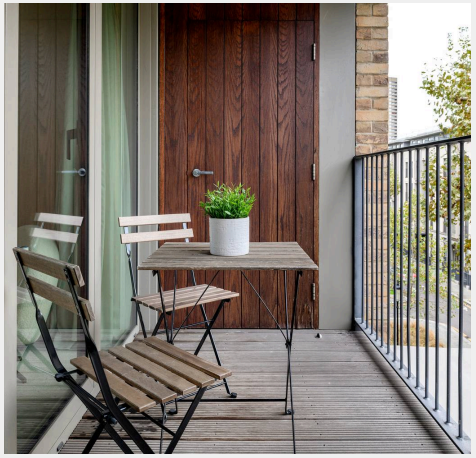


RIGBY & MARCHANT









A modern three bedroom townhouse with private walled garden, balcony and secure underground parking for two cars situated moments from Portobello and Golborne Road. The Bonchurch Road townhouses were completed as part of the Portobello Square development in 2011. Creating contemporary family homes with double glazing and underfloor heating and excellent natural light throughout. The entrance hallway with guest cloakroom leads into the double aspect open plan kitchen dining room with double doors opening to the garden. The first floor is entirely made up of the 24' x 20' double aspect reception room with large bay window to the front and a Juliet balcony to the rear. Upstairs there are two generous double bedrooms and family bathroom. The top floor is the master suite with large bedroom are, en suite with free standing bath and separate shower and large south facing balcony/terrace.





The house is situated on the easter section of Bonchurch Road. Which was completely rebuilt as part of the wider Portobello Square development. Creating a very wide street with grassed areas providing green views and moments from the new park. The house is moments from Portobello and Golborne Road and many famed restaurants including Canteen, The Fat Badger, Strakers and many more.

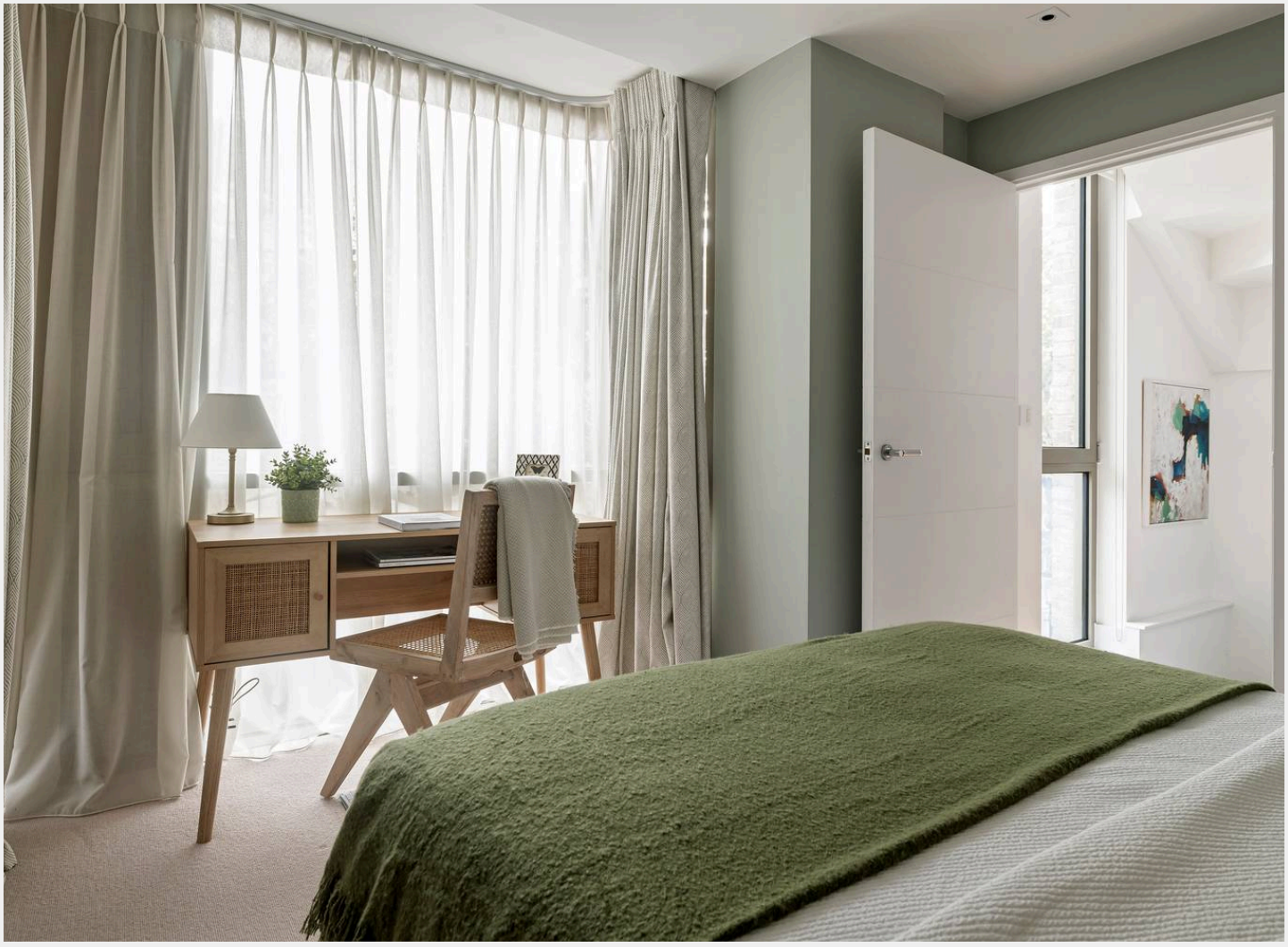
Council Tax band: G

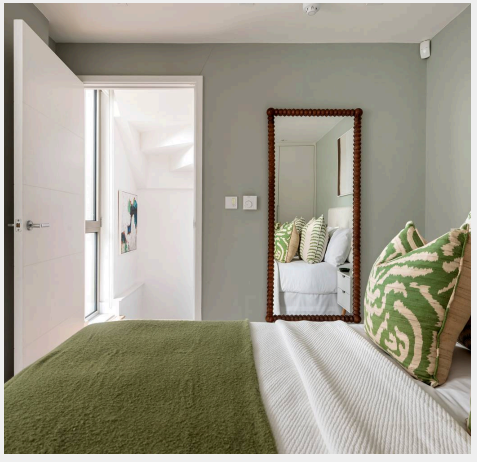
Tenure: Leasehold (expires 29/9/3010)

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern townhouse
- Private walled garden
- Three double bedrooms including principal suite
- Double aspect first floor reception room
- Open plan kitchen dining room leading directly to the garden
- Secure underground parking for two cars





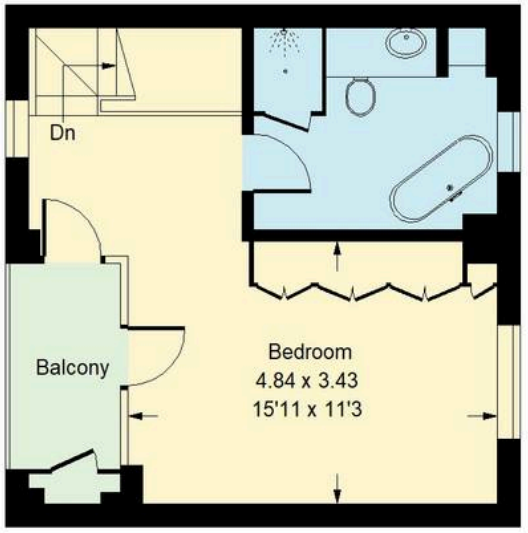




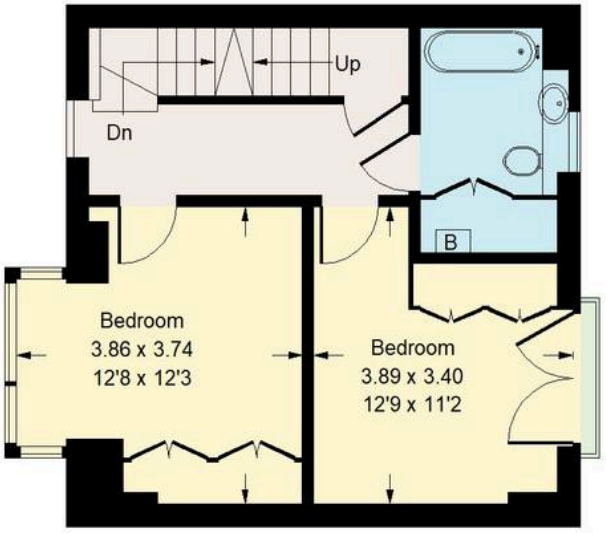
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Approx. Gross Internal Area
151.7 sq m / 1633 sq ft
External Cupboards = 1.9 sq m / 20 sq ft
Total = 153.6 sq m / 1653 sq ft
(Including Reduced Headroom)

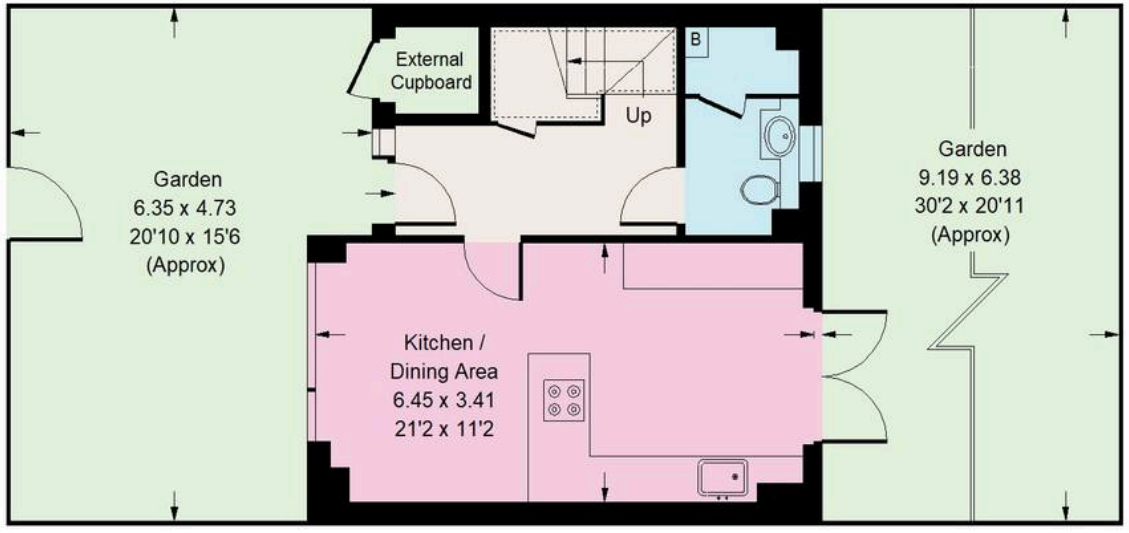




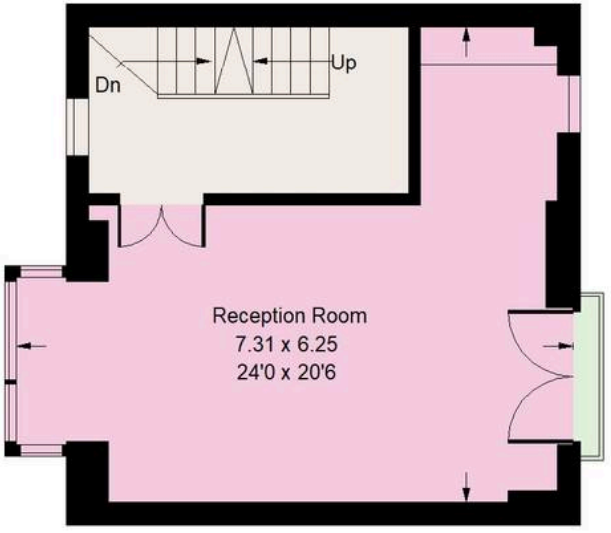
Third Floor



Second Floor



Ground Floor



First Floor

= Reduced headroom
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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